

STAFF REPORT 06-26-2019 MEETING
APPLICATION NUMBER: 19-6291
ADDRESS: 3521 SEMINOLE STREET
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: ROBERT PIA, VIRTUOSO DESIGN BUILD
STAFF SITE VISIT: 06/19/2019

PREPARED BY: A. PHILLIPS

PROPOSAL

The building located at 3521 Seminole Street is a 2½-story single family residence constructed in 1920. The parcel features a large side yard directly south of the home which is currently enclosed with a black wrought-iron type fence and hedges on the east side and a 6'-0" privacy fence on the south side. The hedge/fence line on the east side is aligned with the front of the house. The enclosed side-yard includes four large existing cottonwood trees. The front yard includes three large existing elm trees.



With the current proposal, the applicant is seeking the Commission's approval **to erect a new raised patio per the attached drawings**. Including the following scope items:

- On the south façade, remove (6) existing windows and the associated portions of wall below their sills and replace with wood doors. The doors will be painted to match the existing windows and will include grilles (at the exterior of the glazing) per the drawings.
- Erect new elevated brick patio. The perimeter walls of the proposed patio will finish 3'-0" above grade and will be constructed of brick to match the existing brick at the house. The walls will be topped with a concrete cap. The floor surface of the patio will also be concrete.

STAFF OBSERVATIONS

The windows proposed to be removed are located toward the rear of the south façade, reducing visibility from the

street. The large existing trees and well-established hedge line provide a high level of screening from Seminole Street and will remain undisturbed.

ELEMENTS OF DESIGN

- (1) **Height.** Virtually all of the houses in the district have two (2) full stories plus attic or finished third floor within the roof; these are generally called "two-and-a-half" story houses. Additions to existing buildings shall be related to the existing structure; new buildings shall meet the following standards:
 - (i) The eight (8) adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On Jefferson Avenue, the five (5) existing houses shall be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) (seven (7) on Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) per cent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
 - (ii) The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.
- (2) **Proportion of buildings' front facades.** Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards above, proportion will be established by permitting no proposed building or addition to create a front facade wider or narrower than those existing on the same block.
- (3) **Proportion of openings within the facade.** Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Facades have approximately fifteen (15) per cent to thirty-five (35) per cent of their area glazed: Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
- (4) **Rhythm of solids to voids in front facades.** In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In examples of other styles, especially those of neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.
- (5) **Rhythm of spacing of buildings on streets.** The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two (2) conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) **Rhythm of entrance and/or porch projections.** In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.
- (7) **Relationship of materials.** The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) **Relationship of textures.** The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values

where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.

- (9) ***Relationship of colors.*** Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including "putty." Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the eighteenth or early nineteenth centuries on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or late Victorian examples may have several paint colors on a single facade. These tend to be dark in tone and frequently of the "earth tone" family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) ***Relationship of architectural details.*** These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometime in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched windows, door openings, and porches. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.
- (11) ***Relationship of roof shapes.*** Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) ***Walls of continuity.*** The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (13) ***Relationship of significant landscape features and surface treatment.*** The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895—1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of eighty (80) feet combined with a pavement width of between twenty-four (24) and twenty-nine (29) feet creates wide "tree lawns" or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to complement the style, design material, and date of the residence.
- (14) ***Relationship of open space to structures.*** Open space in the district occurs in the form of vacant land, a city park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (15) ***Scale of facades and facade elements.*** There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Large wings at the front

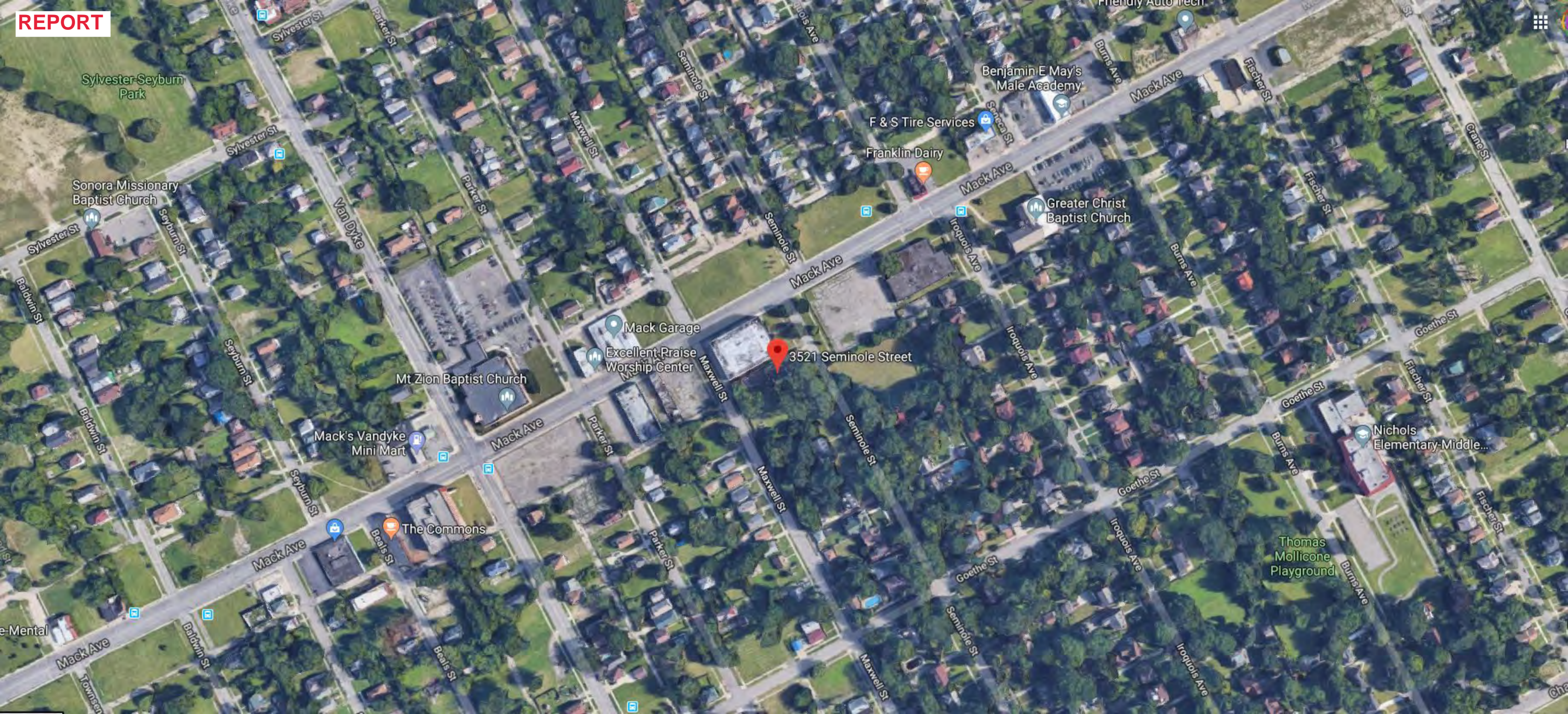
are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sash are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.

- (16) ***Directional expression of front elevations.*** In general, the expression of direction is neutral.
- (17) ***Rhythm of building setbacks.*** Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area a wall of continuity is created.
- (18) ***Relationship of lot coverage.*** Lot coverage ranges from fifty (50) per cent to twelve (12) per cent or less in the case of homes with large yards. Most homes are in the twenty (20) per cent to thirty (30) per cent range of lot coverage.
- (19) ***Degree of complexity within the facade.*** The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. Other styles, such as "Queen Anne" and those of Medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.
- (20) ***Orientation, vistas, overviews.*** While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street facade in these cases is well coordinated with the rest of the street facades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) ***Symmetric or asymmetric appearance.*** Neo-Georgian and other classically inspired buildings are generally symmetrical. **Other styles, including the neo-Tudor, are generally asymmetrical, but balanced compositions.**
- (22) ***General environmental character.*** The Indian Village District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

RECOMMENDATION

Staff recommends that the Commission find the project scope, as proposed, to be appropriate as it meets the following Secretary of the Interior's Standards for Rehabilitation:

- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10) *New additions and related adjacent or relate new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*





REPORT



1980

REPORT



1980























REPORT











HENDERSON RESIDENCE

MARSHA HENDERSON

3521 SEMINOLE

DETROIT, MI 47214

General Project Information

Owner: Marsha Henderson

Location: 3521 Seminole Ave.
Detroit, MI 48214

Project Description:

The existing 2 story single family residence will be renovated, restored. Interior partitions will be removed to open up the floor plan, the kitchen will be enlarged and renovated, and the master bathroom will be enlarged and renovated. No changes will be made to the exterior.

Building Summary:

Existing Gross Building Areas:
Basement 1,321 sfg
First Floor: 1,575 sfg
Second Floor: 1,194 sfg
Third Floor: 545 sfg
Total Existing Residence Area 4,635 sfg

Zoning Requirements

Local Authority: City of Detroit

Local Ordinance: Detroit Zoning Ordinance (30 August 2018)

Zoning Classification: R-1: Single-Family Residential District - Historic

Use Classification: Single Family Detached Dwelling Unit / By-Right Use (Sect. 61-8-13)

Required Setbacks:

(Sect. 61-13-2)
Front: 20 ft. Actual Setback: 40 ft.
Sides: 4 ft. min./14 ft. combined Actual Setback: 16 ft. one side
Rear: 30 ft. Actual Setback: 110ft the other
Actual Setback: 83 ft.

Minimum Lot Size:

(Sect. 61-13-2)
Area: 5,000 sf Actual Area: 27,329 sf
Width: 50 ft. Actual Width: 159 ft.

Maximum Height:

(Sect. 61-13-2)
Height: 35 feet Actual Height: 31.5 ft.

Lot Coverage:

(Sects. 61-13-2)
Maximum Percentage Allowed: 35% Including all accessory buildings
Actual Percentage: 8%

Required Parking:

2 minimum (Sect. 61-14-24)

Provided Parking:

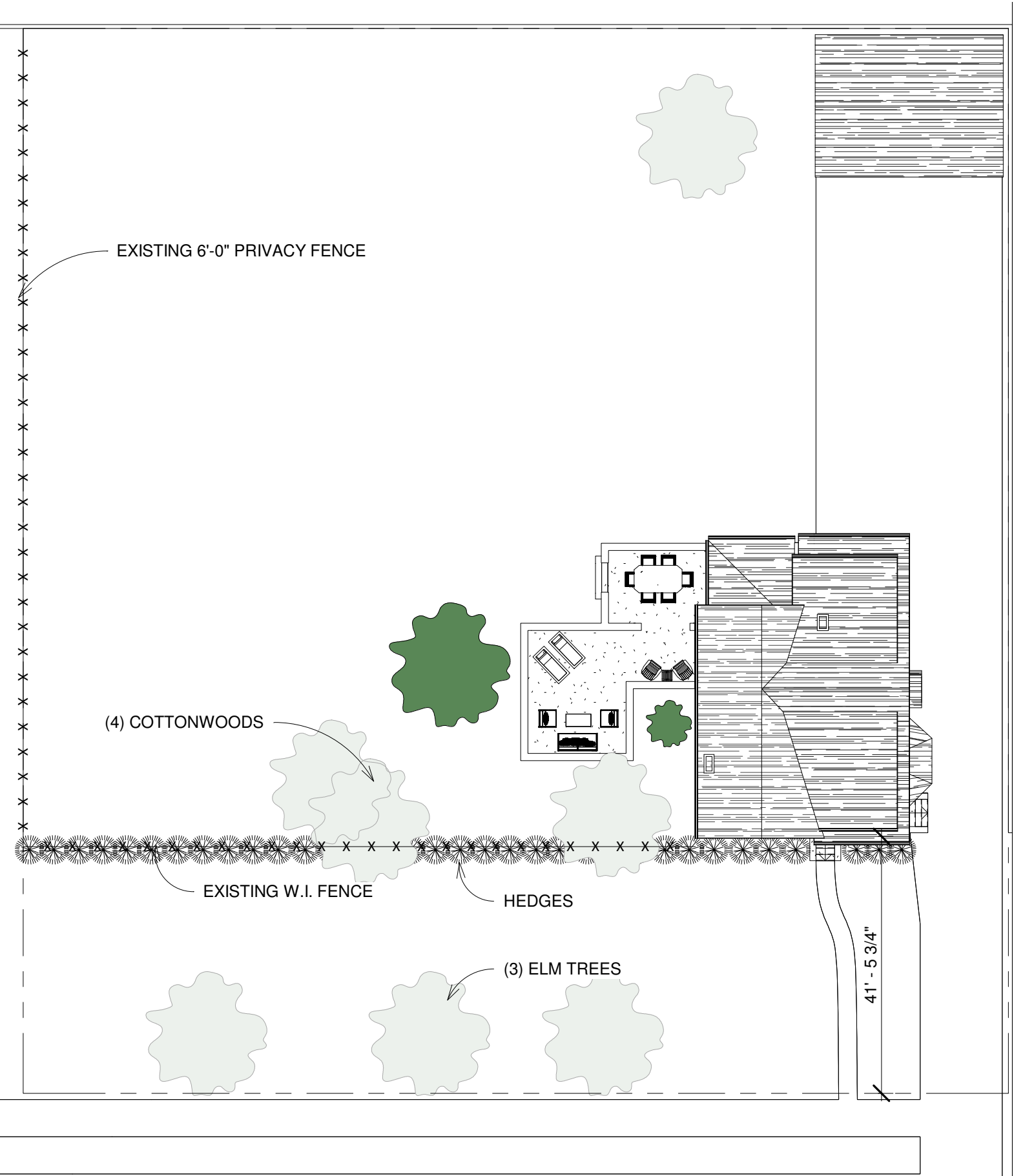
3 Garage spaces + On-site driveway parking



Building Code Requirements:
Governing Codes:
2015 Michigan Residential Code
2015 Michigan Mechanical Code (MMC)
2015 Michigan Plumbing Code (MPC)
2014 National Electrical Code (NEC)
2015 Michigan Uniform Energy Code (MUEC)
2015 International Fire Code NFPA 1, Uniform Fire Code

Use and Occupancy:
Use Group: R3 - Single Family Dwelling Unit

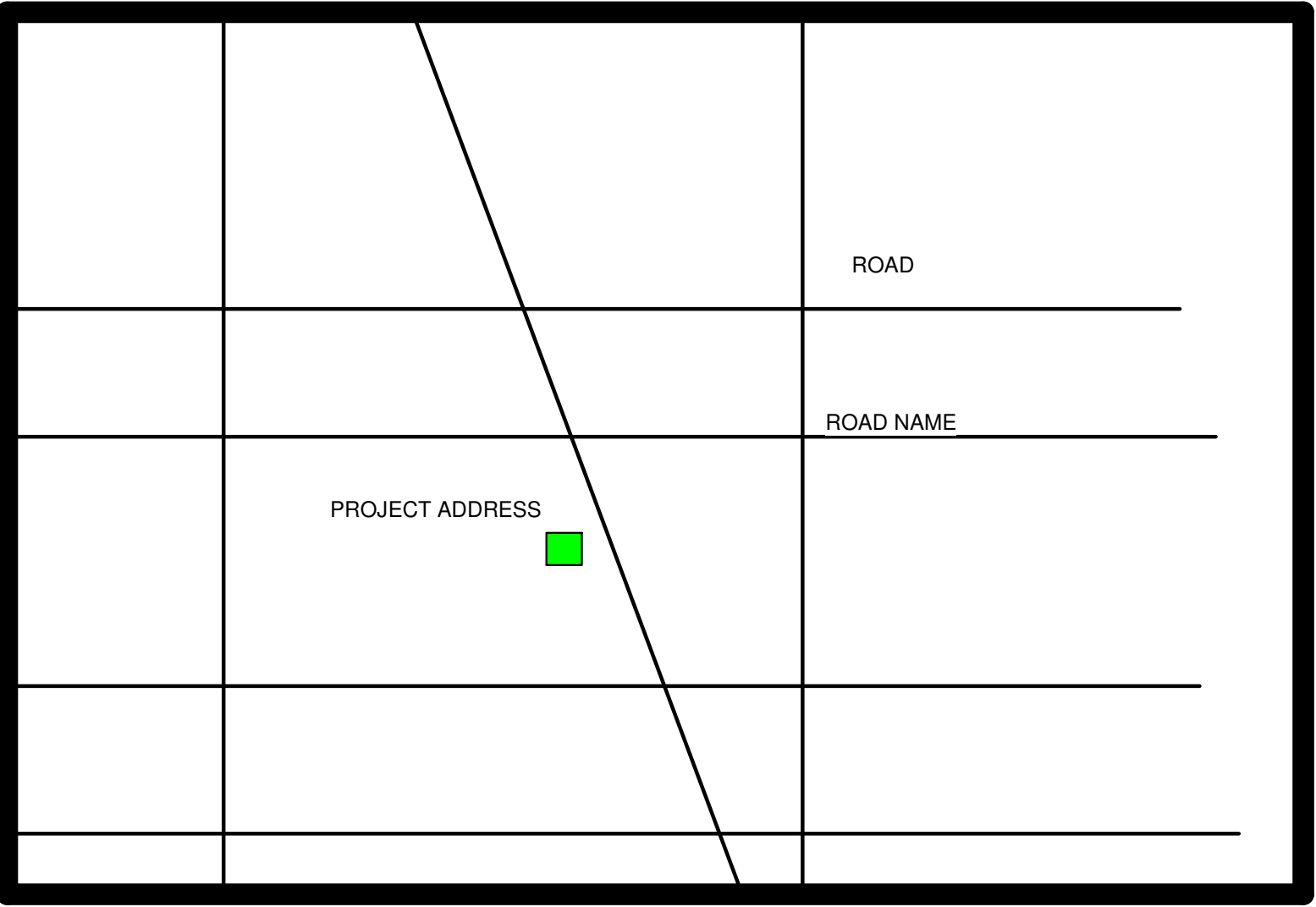
Construction Type: IIIB - Clay Tile & Stucco Exterior Walls; Wood-framed interior partitions and floors



2 SITE PLAN
A-0.1 SCALE: 1" = 20'-0"

Revision Schedule		
#	Revision Description	Revision Date

VICINITY MAP



WALL LEGEND

	BRICK
	WOOD STUD
	CMU
	CONCRETE
	NEW CONSTRUCTION
	EXISTING

GENERAL SYMBOLS

	SECTION WITH SECTION NUMBER & NAME
	DETAIL WITH DETAIL NUMBER & NAME
	WINDOW TYPE
	DOOR TYPE
	LEVEL WITH NAME & HEIGHT
	REVISION
	NORTH DESIGNATION

SHEET LIST

SHEET NUMBER	SHEET NAME
A-0.1	COVER SHEET
A-1.0	EXISTING / DEMOLITION PLANS
A-1.2	2ND FLOOR / ROOF PLAN
A-2.0	ELEVATIONS PHASE I
A-2.1	ELEVATIONS PHASE II
E-1	POWER PLANS

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
BD	BOARD
BLKG	BLOCKING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DET	DETAIL
EA	EACH
EL	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
GB	GYPSON BOARD
GYP	GYPSON
HM	HOLLOW METAL
INSUL	INSULATION
INT	INTERIOR
MAT	MATERIAL
MTL	METAL
MFR	MANUFACTURER
O.C.	ON CENTER
SIM	SIMILAR
TYP	TYPICAL

DEMOLITION NOTES:

Regulatory Requirements:
Comply with governing EPA notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction. Obtain and pay for all permits required. Where toxic substances are suspected to be present, particularly lead paint and asbestos, a certified removal entity shall be retained and follow governing agency guidelines for removal and disposal.

Preparation:
- As part of the project scope, the Contractor shall prepare all drawings, documents, and applications and shall obtain all government agency approvals and permits required for demolition activities.

- Conduct demolition operations and remove materials to ensure minimum interference with roads, streets, walks, and other adjacent occupied and utilized facilities.
- Do not close or obstruct streets, walks, or other adjacent occupied or utilized facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
- Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
- Maintain temporary protection to people at exterior areas of the existing building where decorative medallion removal work is being done.
- Protect existing site improvements, appurtenances, and landscaping that are designated to remain in place.

- Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of buildings to be demolished and adjacent buildings to remain.
- Strengthen or add new supports when required during progress of demolition.
- Verify that utilities have been disconnected and capped.
- Survey existing conditions and correlate with requirements indicated to determine extent of demolition and recycling required.
- Survey condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.

- Retain a licensed and qualified structural engineer to provide analysis, including calculations, necessary to ensure the safe execution of the demolition work. Bearing walls, structural steel, concrete foundations and supported slabs with structural framing shall not be altered without a field investigation by the architect or a structural engineer.

General:
- Demolition drawings indicate general areas of demolition only. Extent of removal of existing construction materials to be determined by field investigation and coordination with architectural, mechanical, electrical, and plumbing documents. Existing mechanical, plumbing, and electrical to be relocated per drawings, coordinate with contractors as required. - Coordinate removal of existing items with proposed framing details, interior elevations, and details. Provide temporary structural support as required prior to structural demolition.

- Patch and repair existing materials to remain as required where removal of existing construction or where requirements of new construction necessitates cutting or altering existing materials. Existing walls, floors, and ceiling to remain intact as is indicated on drawings. Coordinate with architectural, mechanical, plumbing, and electrical documents.
- All demolition work shall attempt to salvage adjacent areas and re-usable materials to the extents possible. Verify Owner's intent to reuse or store any building components prior to disposal. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain property of owner, demolished materials shall become the Contractor's property and shall be removed, recycled, or disposed from Project site in an appropriate and legal manner.
- Every attempt shall be made by the demolition contractor to separate building materials into recyclable content.
- Locate demolition equipment throughout the building and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.

Disposal Practices and Hauling:

- Legally transport and dispose of materials that cannot be delivered to a source-separated or mixed recycling facility to a transfer station or disposal facility that can legally accept the materials for the purpose of disposal.
- Use a permitted waste hauler or Contractor's trucking services and personnel. To confirm valid permitted status of waste haulers, contact the appropriate waste management agency.
- Become familiar with the conditions for acceptance of new construction, excavation and demolition materials at recycling facilities, prior to delivering materials.
- Deliver to facilities that can legally accept new construction, excavation and demolition materials for purpose of re-use, recycling, composting, or disposal.
- Do not burn, bury or otherwise dispose of rubbish and waste materials on project site.
- Demolish concrete and masonry in sizes that will be suitable for acceptance at recycling or disposal facilities.

Electrical Demolition:

- Safety-related work practices shall be employed to prevent electric shock or electrical contacts, when work is performed near or on equipment or circuits which are or may be energized. Live parts shall be de-energized before work commences on them. Only qualified electrician may work on energized circuits or equipment.
- The circuits and equipment to be worked on shall be disconnected from all electric energy sources. Electric equipment or circuits which have been de-energized shall be locked out or tagged or both.
- A qualified electrician shall use test equipment (volt-ohm meter, etc.) and shall verify that the circuit and equipment are de-energized. If the circuit is over 600 volts, the test equipment shall be checked for proper operation immediately before and immediately after this test.
- Stored electric energy which might endanger personnel shall be released. Capacitors shall be discharged and high capacitance elements shall be short-circuited and grounded, if the stored electric energy might endanger personnel.
- A qualified electrician shall conduct tests and visual inspections to verify that all tools, electrical jumpers, shorts, grounds, and other such devices have been removed, so that the circuits and equipment can be safely energized.

Gas Piping:

- All gas to be shut off to areas of demolition by a qualified contractor. Test for leaks prior to commencing work.
- Where applicable, provide new shut off valves where piping reaches area of demolition



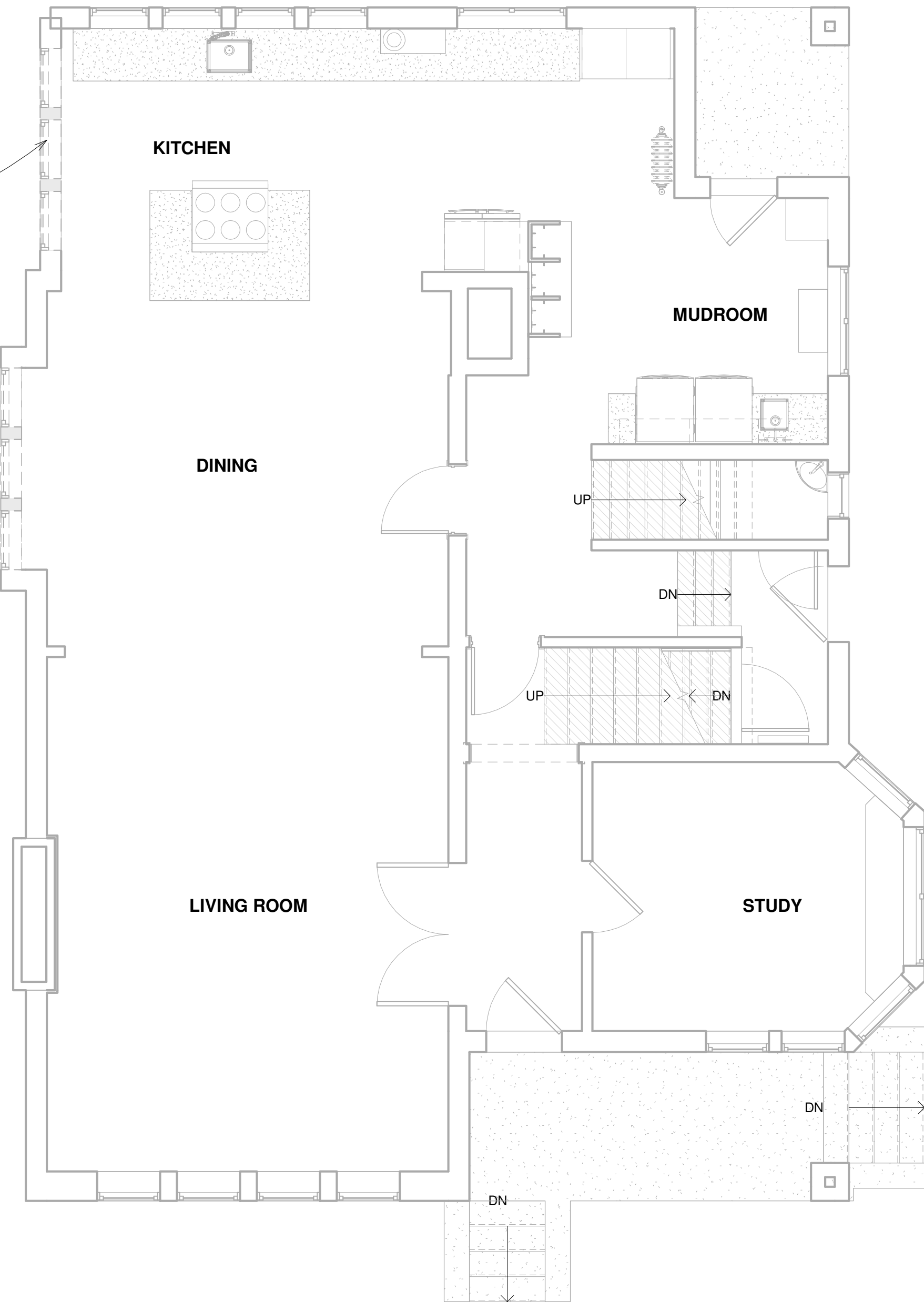
REMOVE
WINDOWS &
WALLS BELOW

1
A-1.0

SOUTH DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"

REMOVE
WINDOWS &
WALLS BELOW



2
A-1.0

FIRST FLOOR EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

Unauthorized use of this drawing set without written permission from VIRTUOSO DESIGN + BUILD and Infuz Ltd is in violation of U.S. COPYRIGHT LAWS and will be subject to civil damages and prosecution.

Revision Schedule

#	Description	Date
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SEAL

**NOT FOR
CONSTRUCTION**

DATE
SEALED

HENDERSON RESIDENCE

3521 SEMINOLE,
DETROIT, MI 47214

MARSHA HENDERSON

SHEET TITLE

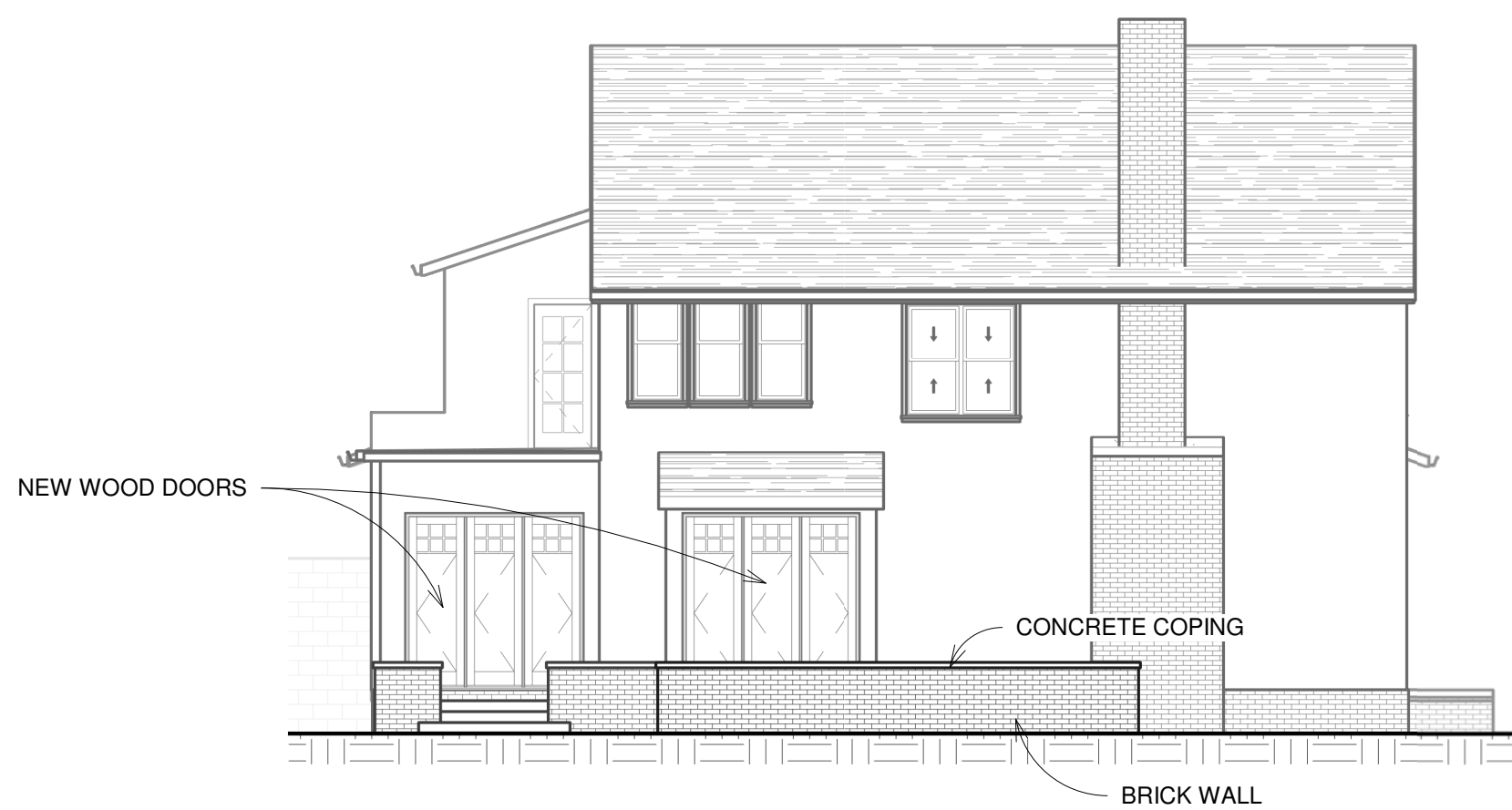
EXISTING / DEMOLITION PLANS

SHEET NUMBER

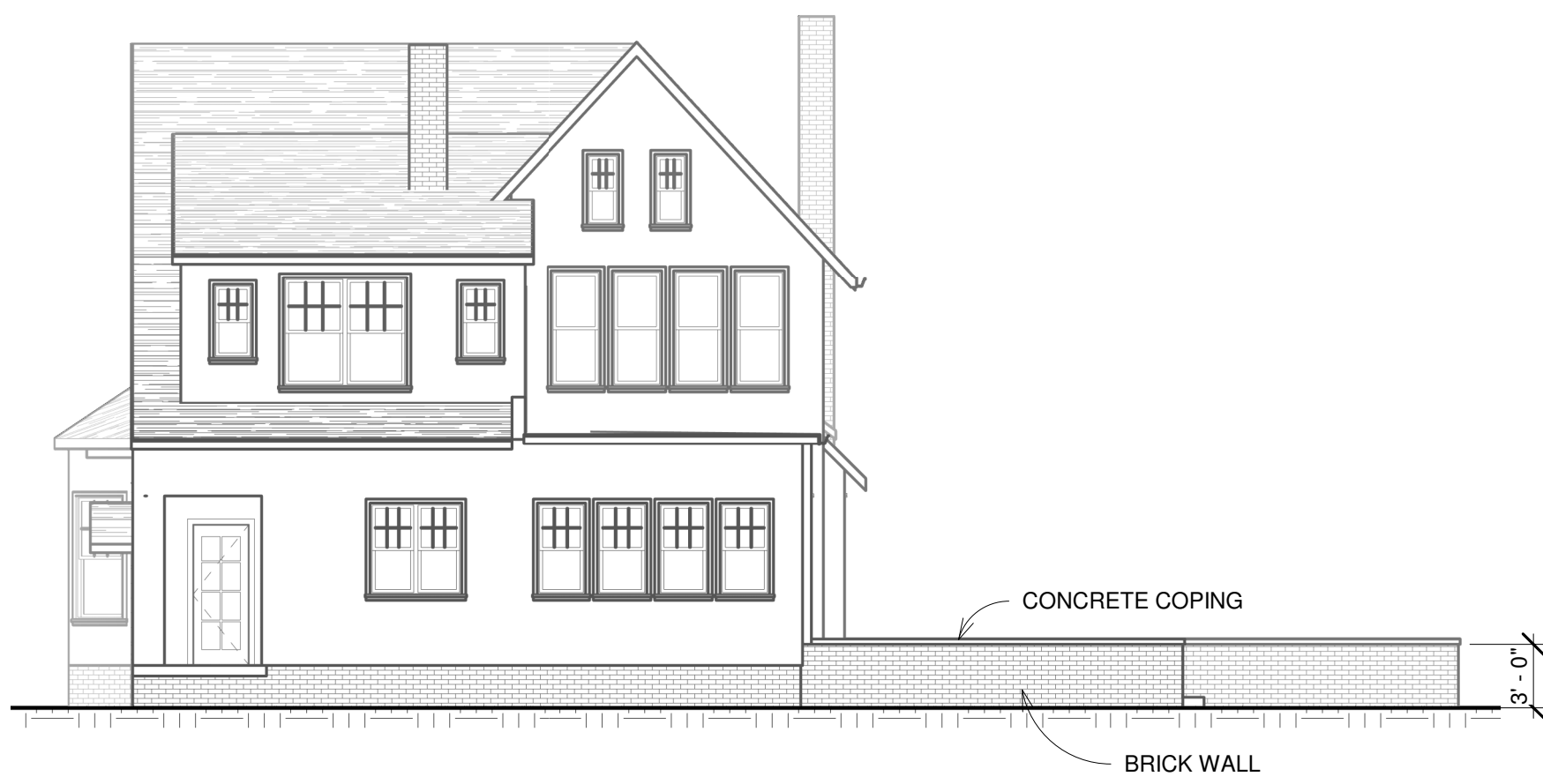
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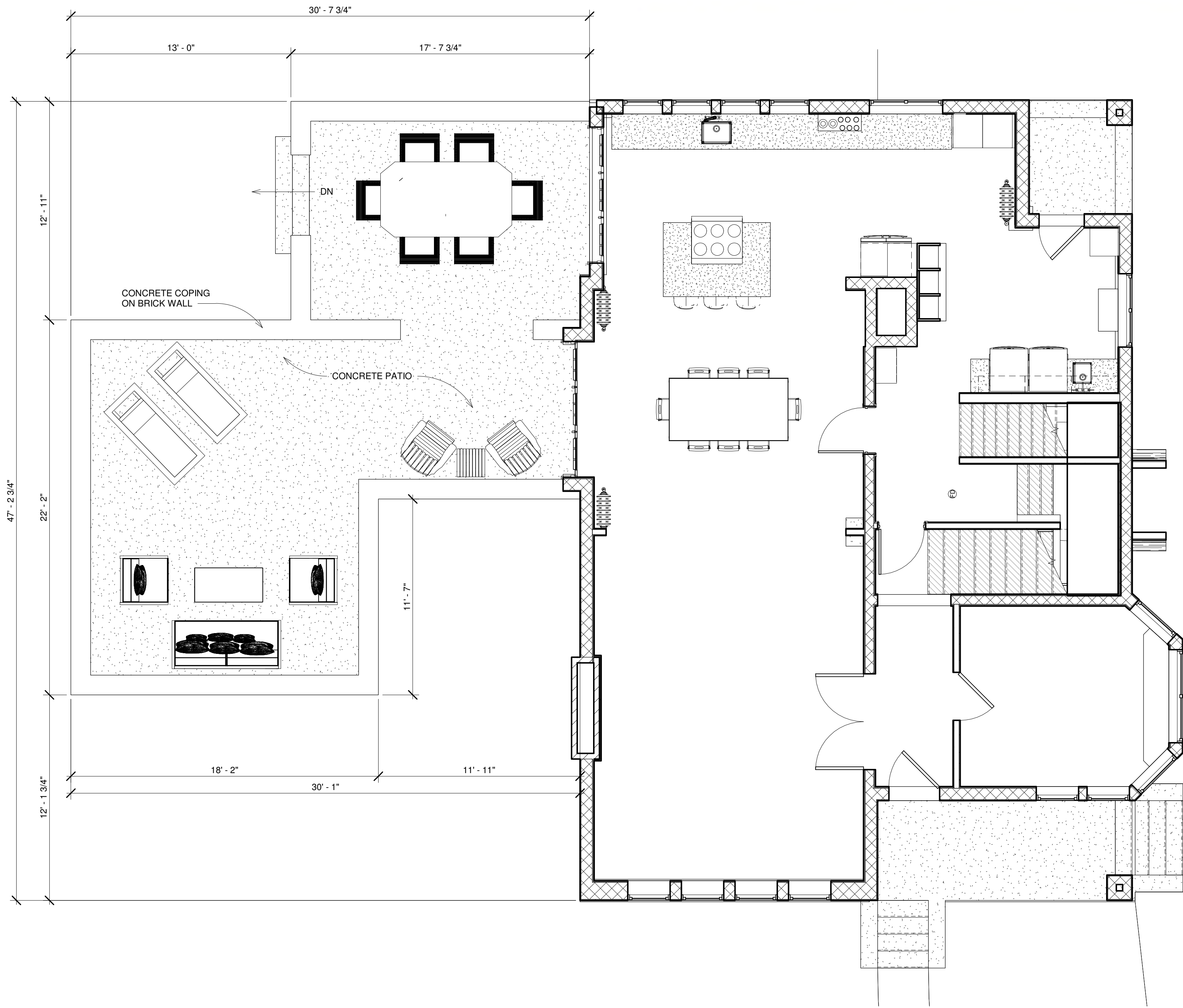
4 WEST ELEVATION
A-1.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-1.1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A-1.1 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR
A-1.1 SCALE: 1/4" = 1'-0"



WD66

[PRODUCT FINDER](#)

[VISIT A SHOWROOM](#)



Beauty & Performance Of Solid Wood

[FEATURES \(/PRODUCTS/WD66\)](/PRODUCTS/WD66)

[PERFORMANCE \(/PRODUCTS/WD66/PERFORMANCE\)](/PRODUCTS/WD66/PERFORMANCE)

[OPTIONS \(/PRODUCTS/WD66/OPTIONS\)](/PRODUCTS/WD66/OPTIONS)

[ACCESSORIES \(/PRODUCTS/WD66/ACCESSORIES\)](/PRODUCTS/WD66/ACCESSORIES)

[RESOURCES \(/PRODUCTS/WD66/RESOURCES\)](/PRODUCTS/WD66/RESOURCES)

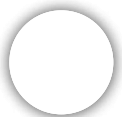


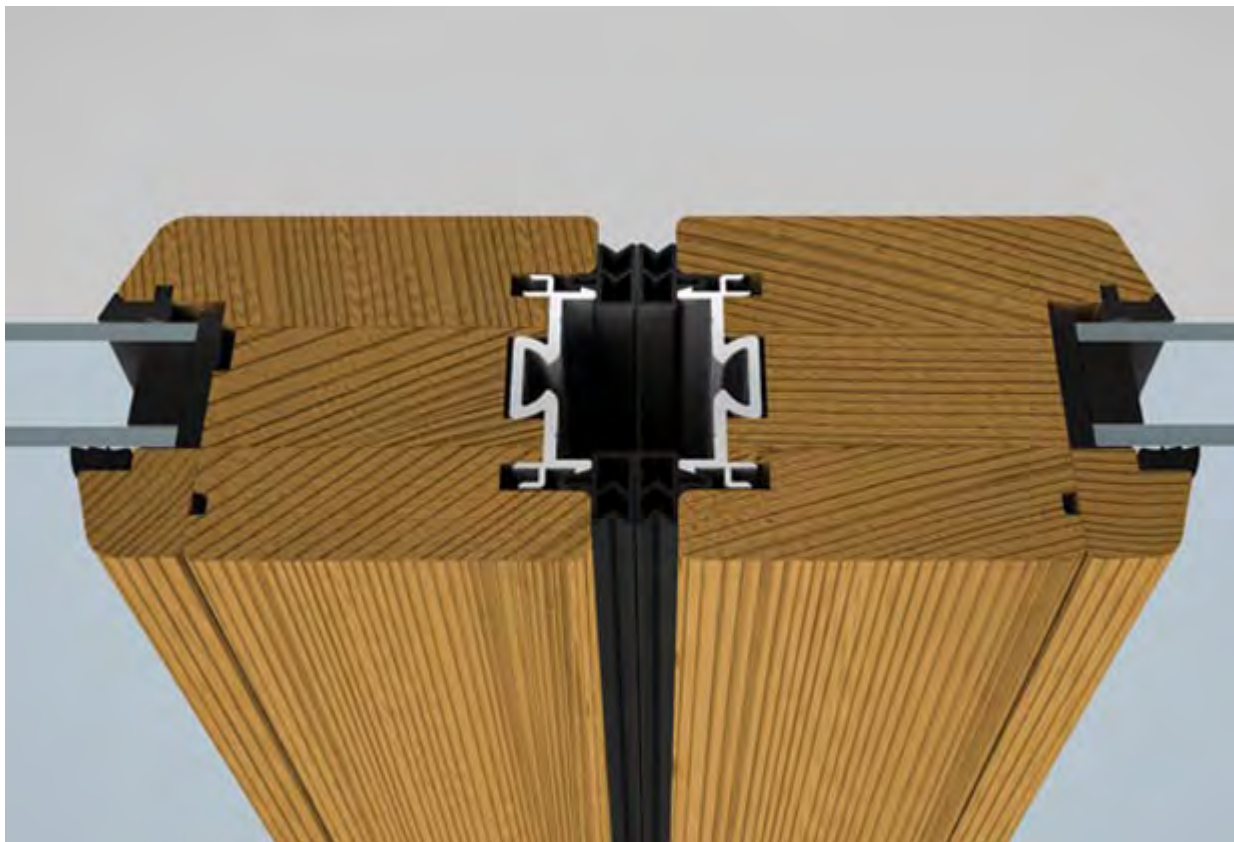
ENHANCED PERFORMANCE

The NanaWall WD66 offers better protection from wind and rain in a solid-wood frame. Special seals around the entire frame, between the panels, and even between the concealed hinges make this one of the best performing solid-wood operable glass walls available.

European styling adds a picture frame like quality while allowing more light and more glass with each panel. The 360 degree sealing combined with the energy efficiency of solid wood makes this a great choice for any climate

A Solid Wood Folding Glass Wall Designed For Harsh Weather





ULTIMATE SEAL, SOLID WOOD

Designed and produced in Germany, our enhanced solid wood system is engineered to perform in heavy wind and rain environments. Featuring a 2 5/8" thick door panel with concealed adjustable hinges, and double layer seals, this all-wood system goes beyond.

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Operation





INWARD OR OUTWARD OPENING

Door panels when opened can stack to the inside or outside, whichever best fits your design

SWING DOOR FOR EVERYDAY USE

Add more flexibility by including a swing door for easy access. When you don't need to fully open the system, a swing door is useful.

[Learn more \(/products/wd66/options\)](/products/wd66/options)

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Hardware



QUIET AND SMOOTH, TOP TO BOTTOM

REPORT

Roller hardware comes either top-hung or floor supported, whichever is preferred. Our sound-free roller material remains smooth and round even when stationary for long periods of time, resists extreme temperatures.

The entire system is life-cycle tested to open and close over 20,000 times without failure.



SECURE MULTIPPOINT LOCKING

Choose from two standard handle finishes that feature European style locking with deadbolt. All locking hardware has passed forced entry testing for security.

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Options



REPORT

KITCHEN TRANSITION

A NanaWall specialty configuration combining both a pass-through window and folding door into the same opening is just one of the many wall designs possible.



FLOOR TRACK CHOICES

Select a floor track that works best with your design. Exterior and interior options are available for various application types.

[Learn more \(/products/wd66/floor-tracks\)](/products/wd66/floor-tracks)

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GERMAN ENGINEERING

NanaWall systems are designed in Germany, providing world-class quality and long-term reliability



UNIQUE TO YOU

Each NanaWall system is custom made to order based on your project and your personal preferences



WIDE OPENINGS

NanaWall folding systems can replace walls or doors up to 39' wide, select systems can go even wider if desired

